

State of South Carolina, GREENVILLE CO. S. C.

COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
JAN 15 9 50 AM
OLLIE FARNSWORTH
R. M. C.

AUGUSTA HEIGHTS BAPTIST CHURCH

SENDS GREETING:

WHEREAS, the said Augusta Heights Baptist Church

in and by its certain promissory note in writing, of even date with these presents is well and truly indebted to The First National Bank of Greenville, S.C., Executor of the Estate of J. E. Serrine, Deceased, in the full and just sum of Fifty-five Thousand and No/100ths

(\$55,000.00) DOLLARS, to be paid in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of five & one-half (5 1/2 %) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the 15th day of February, 1957, and on the 15th day of each month of each year thereafter the sum of \$596.91

to be applied on the interest and principal of said note, said payments to continue up to and including the 15th day of December, 1966, and the balance of said principal and interest to be due and payable on the 15th day of January, 1967; the aforesaid monthly payments of \$596.91 each are to be applied first to interest at the rate of five & one-half (5 1/2 %) per centum per annum on the principal sum of \$55,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including (10%) per cent, of the indebtedness as attorneys' fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said Augusta Heights Baptist Church

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The First National Bank of Greenville, S.C., Executor of the Estate of J. E. Serrine, Deceased to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to

the said Augusta Heights Baptist Church, The First National Bank of Greenville, S.C., Executor of the Estate of J. E. Serrine, Deceased

in hand and truly paid by the said The First National Bank of Greenville, S.C., Executor of the Estate of J. E. Serrine, Deceased, at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said The First National Bank of Greenville, S.C., Executor of the Estate of J. E. Serrine, Deceased:

All that certain piece, parcel or lot of land with buildings and improvements thereon, situate, lying and being in the City of Greenville, County of Greenville, State of South Carolina, on the Western side of Augusta Road, and having according to a plat prepared by Piedmont Engineering Service dated January 14, 1957, entitled "Property of Augusta Heights Baptist Church" and recorded in the R.M.C. Office for Greenville County in Plat Book LL at page 163, the following metes and bounds:

BEGINNING at an iron pin on the Western side of Augusta Road, which iron pin is 350 feet in a Northwesterly direction from the intersection of Augusta Road and Crystal Avenue, and running thence S. 60-45 W. 437.2 feet to an iron pin; thence N. 16-15 W. 153.9 feet to an iron pin; thence S. 60-45 W. 175.4 feet to an iron pin near the center of Old Augusta Road; thence along Old Augusta Road the following courses and distances: N. 1-45 W. 100 feet to an iron pin; N. 5-52 E. 242.5 feet to an iron pin; N. 6-20 E. 112 feet to an iron pin; thence leaving Old Augusta Road N. 80-48 E. 374.5 feet to an iron pin on the Western side of Augusta Road; thence along the Western side of Augusta Road S. 15-32 E. 102.5 feet to an iron pin; thence continuing along the Western side of Augusta Road S. 29-15 E. 300 feet to an iron pin, the point of beginning.

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